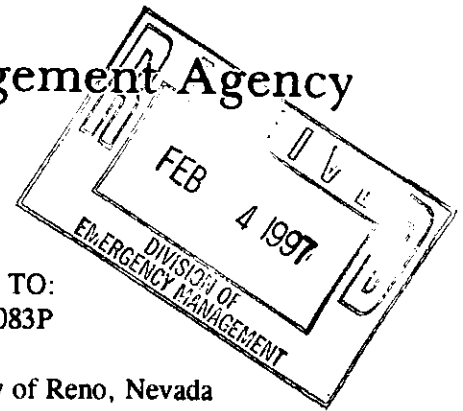




Federal Emergency Management Agency

Washington, D.C. 20472

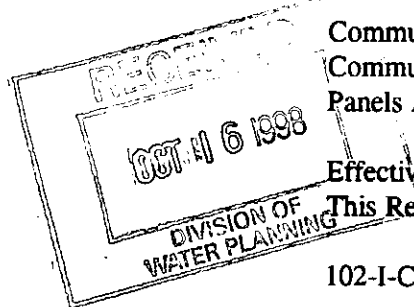


CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 96-09-1083P

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, Nevada 89505

Communities: City of Reno, Nevada
Community No.: 320020
Panels Affected: 32031C3159 E, 3170 E,
3178 E and 3186 E



Effective Date of
This Revision: JAN 24 1997

102-I-C

Dear Mayor Griffin:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated August 15, 1996, Mr. Ralph M. Hogoboom, P.E., Engineering Manager, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of construction of the Whites Creek channel and levee from the downstream side of Interstate Highway 580 (I-580) to approximately 1,500 feet upstream of the confluence with Thomas Creek, and construction of Whites Creek Central Channel in the vicinity of the Double Diamond Ranch development site. Approximately 2 miles upstream of South Virginia Street, the main channel of Whites Creek diverges into smaller branches, which are conveyed under I-580 by various culverts. The combined culvert discharges from the northern branches are channelized to the upper portion of Whites Creek Channel and routed through wetlands to the lower portion of Whites Creek Channel. The combined discharges from the southern branches enter the project site as sheetflow, which is captured in a wetland area within the project site at the inlet to Whites Creek Central Channel. The Whites Creek Central Channel discharges into the lower portion of Whites Creek Channel. This request follows up on a Conditional Letter of Map Revision issued on July 14, 1995. The annexation map submitted with Mr. Hogoboom's request shows that the areas of the revision request have been annexed by the City of Reno.

All data required to complete our review of this request were submitted with letters from Mr. Hogoboom and Ms. Margaret F. Bowker, President, Nimbus Engineers.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Whites Creek in the vicinity of the Double Diamond Ranch development site.

The base flood discharges used in the hydraulic (HEC-2) analyses for Whites Creek Channel and Whites Creek Central Channel, including the wetlands, are based on the flows developed and used in the design of the culverts under I-580 by the Nevada Department of Transportation.

The construction of Whites Creek Channel includes the placement of berms on the right side of the channel from immediately downstream to approximately 4,900 feet downstream of I-580. The development plan for the property shows placement of fill behind the berms to raise the ground to the berm elevation. These berms will function as levees until the fill is placed. The levees on the right side of the channel from immediately

downstream to approximately 550 feet downstream of I-580 are designed to contain the base flood of 2,020 cubic feet per second (cfs) with a minimum freeboard of 2 feet. Because flow into this reach of Whites Creek Channel is controlled by upstream culverts, the maximum flow entering this reach is 2,600 cfs. Any floodwater exceeding the capacity of the three 12-foot by 6-foot box culverts, the 5-foot by 4-foot box culvert, and the 30-inch reinforced concrete pipe under I-580 will overtop the Zolezzi Lane berm, flow eastward down Zolezzi Lane, and avoid Whites Creek Channel. Therefore, the 2-foot minimum freeboard is acceptable, and areas behind the levees have been designated as Zone X, areas protected by levees from the base flood.

The enhancement and preservation of wetlands on the project site to mitigate the effects of channelization of base flows on the property resulted in an increase in the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood. However, the areas of increased SFHA width occurred on the requester's property. The regulatory floodplain boundary delineations for a portion of Whites Creek downstream of I-580 have been revised.

As a result of the modifications, the SFHA width for Whites Creek increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copies of FIRM Panels 32031C3159 E, 32031C3170 E, 32031C3178 E, and 32031C3186 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994, and a LOMR (Case No. 95-09-263P) dated April 25, 1995, for the City of Reno and the unincorporated areas of Washoe County, Nevada, downstream of the Whites Creek Meadows development site.

The modifications are effective as of the date shown on the first page of this letter. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culvert rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

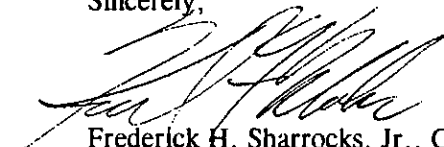
This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Dorothy M. Lacey
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. John Magnotti of our staff in Washington, DC, either by telephone at (202) 646-3932 or by facsimile at (202) 646-4596.

Sincerely,



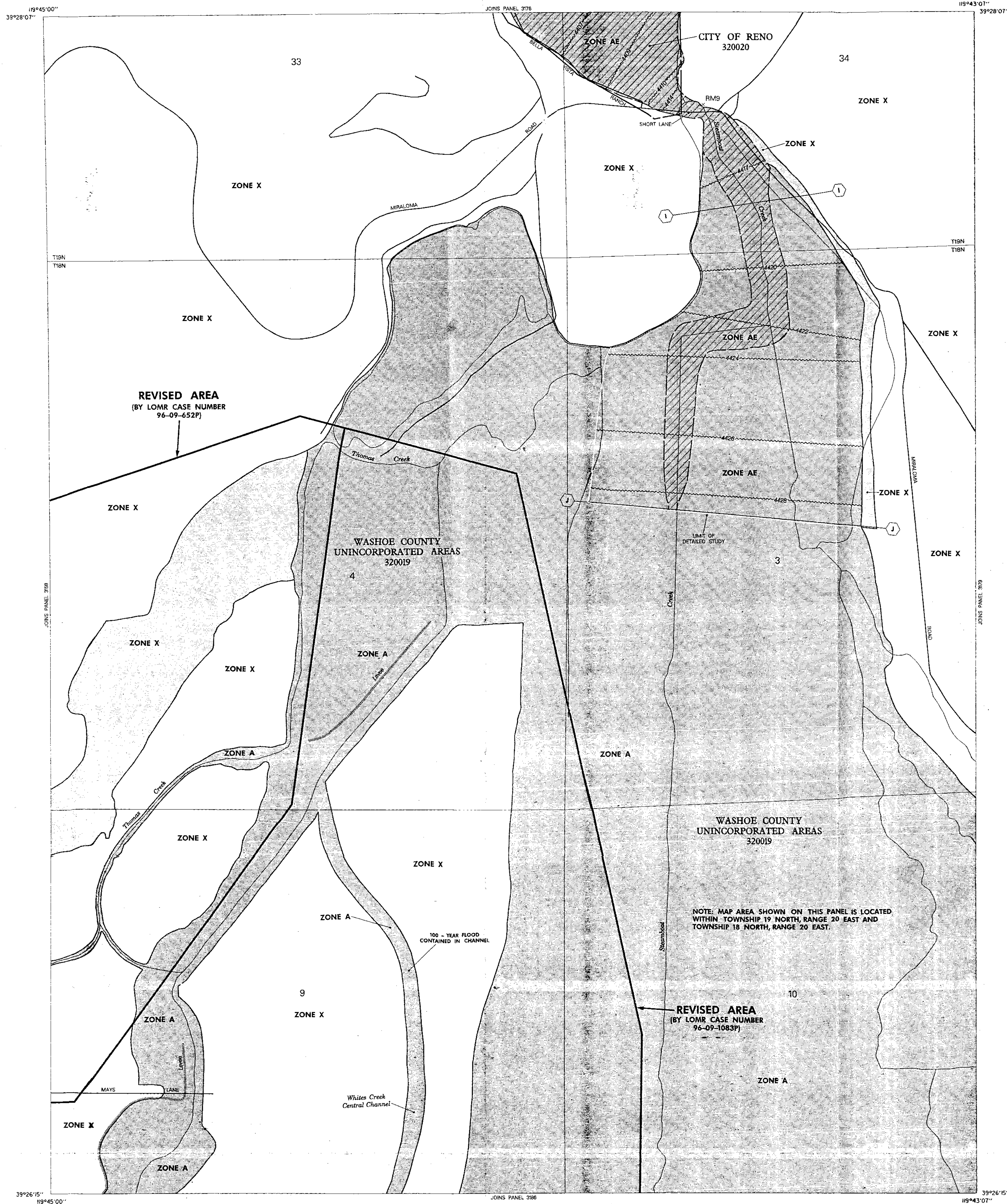
Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures

cc: Ms. Margaret F. Bowker, P.E.
President
Nimbus Engineers

Mr. Steve Varela, P.E.
City Engineer/Maintenance Director
City of Reno

ELEVATION REFERENCE MARKS
 REFERENCE ELEVATION
 MARK (FEET NGVD)
 RM9 4417.54 Railroad spike in corner post of
 fence, located approximately 150
 feet east of Steamboat Creek on
 Short Lane. Established by Towill,
 Inc.



6

REFERENCE MARK	ELEVATION (FEET NGVD)	REFERENCE MARKS ELEVATION DESCRIPTION OF LOCATION
RM8	4459.92	City of Reno benchmark is a 1 1/2-inch diameter steel cap in top of curb at northeast corner of the intersection of Huffer Lane and Limestone Drive. Stamped with "1266"

